

Town of East Hampton
Zoning Board of Appeals
300 Pantigo Road, East Hampton, NY 11937



APPROVED MINUTES OF MEETING

Date: February 23rd 2016
Time Started: 6:30 p.m.

Members Present:

John P. Whelan, Chairman
Cate Rogers, Vice Chair
David Lys, Member
Lee White, Member
Roy Dalene, Member

Also Present:

Denise Savarese, Legislative Secretary
Elizabeth Baldwin, Counsel to the Board

Public Hearing:

Erwin & Millo Wieser & Ishii – SCTM# 300-24-2-36 - 67 Lion Head Rock Road, East Hampton – Project description is to allow an approximately 408 sq. ft. existing swimming pool patio to remain within the side yard lot line setbacks.

Chairman Whelan read the Notice of Public Hearing into the record. Counsel Baldwin noted that the Affidavit of Service and Posting is in order. Vice Chair Rogers conducted a field inspection and reported her findings to the Board and submitted photographs.

Millo Wieser – Applicant – made a brief presentation to the Board and did note that there is a plan to enclose the existing pool equipment.

James Duryea appeared on behalf of the Planning Department and gave the Planning Department Analysis, including project conditions and recommendations for the Board consideration. Mr. Duryea submitted into the record copies of Building Permits and addressed the issue of over-clearing and recommended that the applicant submit an application to the Natural Resources Department.

Vice Chair Rogers made a motion to close the Public Hearing. Member Dalene seconded. All members were in favor.

Stein/Tcholakian – SCTM# 300- 175-5-30 - 15 Treasure Island Drive, Beach Hampton, Amagansett – Project description is to remove an existing deck and construct a new deck, a 278 sq. ft. pool, hot tub, and a new sanitary system on a parcel of land with beach vegetation.

Chairman Whelan read the Notice of Public Hearing into the record. Counsel Baldwin noted that the Affidavit of Service and Posting is in order. Member Lys conducted a field inspection and reported her findings to the Board and submitted photographs.

John Tarbet – Attorney appearing on behalf of the Applicant - applicants have owned the property since 1999; reducing total coverage and clearing will be reduced to 2,000 sq. ft. with an upgraded septic system. In terms of the Natural Resources standards Mr. Tarbet felt this application was strong.

Andrew Stein – Applicant – Been on Treasure Island Drive since 1999 and cares about the property and the impact on neighbors who during the process he tried to include.

Lisa D’Andrea – Planning Department - appeared on behalf of the Planning Department and gave the Planning Department Analysis, including project conditions and recommendations for the Board consideration.

Member Lys made a motion to close the Public Hearing. Vice Chair Rogers seconded. All members were in favor.

Chris Robins – SCTM# 300-19-7-44.19 - 257 Fairview Avenue, Montauk – Project description is to demolish the existing residence and construct a new approximately 2,706 sq. ft. two story residence outside of the Towns Pyramid regulations.

Chairman Whelan read the Notice of Public Hearing into the record. Counsel Baldwin noted that the Affidavit of Service and Posting is in order. Member White conducted a field inspection and reported his findings to the Board and submitted photographs into the record

Jill Robins – Applicant – explained her relationship to the property which she purchased in June – it was not worth renovating and the decision was made to demolish and re-build. Ms. Robins provided the Board with background history and conditions on the property.

Linda Burkhardt – neighbor – noted that she has been a resident in this neighborhood for 25 years and would like to keep and maintain the spirit of the neighborhood. If approved this would set a poor precedent. Submitted a survey into the record.

Tyler Borsack – appearing on behalf of the Planning Department - gave the Planning Department Analysis, including project conditions and recommendations for the Board consideration.

Member White made a motion to close the Public Hearing. Member Lys seconded. All members were in favor.

NW Bungalow LLC – SCTM# 300-90-3-7 – 95 Northwest Landing Road, East Hampton – Project description is to allow an existing approximately 714 sq. ft. patio and walkway to remain within minimum setbacks of wetlands.

Barbara Hair – SCTM# 300-77-1-2 – 265 Three Mile Harbor – Hog Creek Hwy, Springs – Project description is to demolish the existing residence and associated structures and construct a 3,015 sq. ft. residence with 600 sq. ft. patio, walkway, 380 sq. ft. of covered porches, a 575 sq. ft. garage, 560 sq. ft. swimming pool with 480 sq. ft. pool patio, new sanitary system and approximately 251 sq. ft. of clearing on a parcel of land containing bluffs and tidal wetlands.

Chairman Whelan read the Notice of Public Hearing into the record. Counsel Baldwin noted that the Affidavit of Service and Posting is in order. Member Dalene conducted a field inspection and reported his findings to the Board and submitted photographs into the record.

Joel Halsey, Light House Planning, appeared on behalf of the application. Mr. Halsey after a brief presentation noted that he will look into the

- **Manhole covers**
- **Irrigation**
- **Stones**
- **Fencing**

Submitted letter of support into the record. Also noted if lighting becomes an issue in can be conditioned in Covenants.

Tyler Borsack, appeared on behalf of the Planning Department - gave the Planning Department Analysis, including project conditions and recommendations for the Board consideration.

Member Dalene made a motion to keep the record open for one month (or sooner) for a ruling on the fence and the septic system certification from the Suffolk County Department of Health and the additional paving. Vice Chair Rogers seconded. All members were in favor.

Barbara Hair – SCTM# 300-77-1-2 – 265 Three Mile Harbor – Hog Creek Hwy, Springs – Project description is to demolish the existing residence and associated structures and construct a 3,015 sq. ft. residence with 600 sq. ft. patio, walkway, 380 sq. ft. of covered porches, a 575 sq. ft. garage, 560 sq. ft. swimming pool with 480 sq. ft. pool patio, new sanitary system and approximately 251 sq. ft. of clearing on a parcel of land containing bluffs and tidal wetlands.

Chairman Whelan read the Notice of Public Hearing into the record. Counsel Baldwin noted that the Affidavit of Service and Posting is in order. Vice Chair Rogers conducted a field inspection and reported her findings to the Board and submitted photographs into the record.

John Tarbet, Attorney for the applicant, noted that the property will be hugely improved with the benefit to the applicant being an amazing view. Applicant is environmentally conscious and does not want to cause any detrimental harm to Three Mile Harbor – also addressed were the runoff issues.

Tyler Armstrong, a Trustee, speaking on behalf of the Trustees asked for additional time to review the project and Environmental Assessment Form Part II since they have concerns that the proposed project is too close to the wetlands.

Tyler Borsack, appearing on behalf of the Planning Department, gave the Planning Department Analysis, including project conditions and recommendations for the Board consideration.

Vice Chair Rogers made a motion to leave the record open for two weeks for comments from the Trustees. Member White seconded. All members were in favor.

Work Session:

Extension of Time:

Mary Schumacher – SCTM# 300-107-1-28 & 29.1 – 36 Shore Drive West, Amagansett

Pandion LLC – SCTM# 300-176-8-17 – Marine Boulevard, Amagansett

Board Determination:

John Senior – SCTM# 300-152-1-10 – 200 Cranberry Hole Road, Amagansett – Letter received from Tarbet & Lester, PLLC

Jeanette Silva – SCTM# 300-20-3-6 – Letter from Ms. Silva submitting requested survey

Tabled Board Determination:

Kenneth Reiss – SCTM# 300-24-7-31 – 18 Driftwood Lane, Springs – Modification Request – to include generator on plan

Board Decisions:

15 Wainscott Hollow Road LLC - SCTM# 300-196-1-8.10 – 15 Wainscott Hollow Road, Wainscott – Project description is to construct a 6,660 sq. ft. tennis court within side yard lot line setbacks. Chairman Whelan made a motion to deny the application. Vice Chair Rogers seconded. All members were in favor.

Federico Chiesa – SCTM# 300-124-6-2.5 – 111 Harrison Avenue, East Hampton – Project description is to allow an approximately 512 sq. ft. existing swimming pool and a 1,220 sq. ft. wood deck to remain within the side yard lot line setbacks. Member Lys made a motion to approve the application. Vice Chair Rogers seconded. All members were in favor.

Chris Robins – SCTM# 300-19-7-44.19 - 257 Fairview Avenue, Montauk – Project description is to demolish the existing residence and construct a new approximately 2,706 sq. ft. two story residence outside of the Towns Pyramid regulations. Member White made a motion to deny the application. Member Lys seconded. All members were in favor.

Minutes:

Chairman Whelan made a motion to approve the Minutes of February 2nd 2016 and February 9th 2016 – Vice Chair Rogers seconded. All members were in favor.

Adjourn:

Member Lys made a motion to adjourn at 10:01 p.m. Member White seconded. All members were in favor.

**John P. Whelan, Chairman
Zoning Board of Appeals**